

# MIAMI TOWNSHIP ZONING BOARD OF APPEALS

**NOVEMBER 4, 2013**

This meeting was called to order by Michael Weisensel, Vice Chairman.

The Pledge of Allegiance was given.

Upon roll call the following members were present: Harry Holbert, Wayne Loudermilk, Todd Munro, Michael Weisensel and Rod Trombley. Mr. Goettke was absent.

Mr. Munro made a motion to approve the minutes of October 7, 2013 as presented, seconded by Mr. Loudermilk, with all voting "YES".

Mr. Ethridge was sworn in for the meeting.

The Common Rules of Conduct were waived.

There were no continued hearings.

Public hearings: Case #847, Classic Properties/Joe Farruggia, was called and the notice of public hearing was read. Mr. Ethridge explained the applicant is requesting a Conditional Use for 11 acres zoned R-2 Residential for the development of single family homes. Mr. Ethridge explained the Conditional Use regulations and explained how the applicant met all of the regulations. The Board asked if there would be sidewalks required on Branch Hill Guinea Pike connecting Ashton Woods with this development and Mr. Ethridge said no, that the Township is not looking to have the developer put sidewalks on Branch Hill.

The applicant, Mr. Bob Rothert of Abercrombie & Associates, Inc. for Classic Properties, came forward and was sworn in. Mr. Rothert explained this small subdivision will connect into Ashton Woods, there will be sidewalks in the subdivision, the drainage feature will be the responsibility of the Homeowners Association, the lots will be 93 feet wide and the county is not requiring a traffic study or a turn lane. Mr. Rothert stated they meet all of the requirements of the Conditional Use regulations.

The Board asked for adjoining property owners to come forward if they wished to speak. Ms. Chris Nunner, of Branch Hill Guinea Pike, came forward and was sworn in. Ms. Nunner had concerns regarding the proposed street will be directly across from her property and will cause an increase in traffic. Ms. Nunner also had concerns about the sewer.

Ms. Jean Bryson, of Branch Hill Guinea Pike, came forward and was sworn in. Ms. Bryson had concerns about the increase in the traffic and making it more difficult to get out of her driveway.

Ms. Susan Jones, of Deerhaven, came forward and was sworn in. Ms. Jones had concerns regarding the tree line in the rear of her property that will separate her property from the new.

Mr. Rothert stated they will be saving as many of the trees as possible and they will be connecting into the existing sanitary sewer system in Ashton Woods and the county has determined this proposed subdivision will have sufficient capacity in the county system.

Mr. Ethridge recommended the request be approved with three conditions. Those three conditions are that the final approved grading and drainage plan for this facility to be submitted to the Clermont county Building Department is to be designed by the applicant that will minimally disrupt the physical features of the site while meeting the engineering standards set by the Clermont County Building Department, the applicant will be responsible for providing all intersection improvements at Belle Meadows Drive and Branch Hill guinea Pike as well as the extension of Chamblee Drive as required by the Clermont County Engineer and the applicant will be responsible for providing all water and sewer improvements as required by the Clermont County Water Resources Department.

The open portion of Case #847 was closed and the Board discussed the ingress and egress, the density, and the county's requirements.

Mr. Munro made a motion to approve the Conditional Use request for Case #847 with the conditions outlined in the staff report and utilizing the 40 foot front setback, seconded by Mr. Weisensel. Upon roll the vote was as follows: Mr. Holbert, "NO"; Mr. Loudermilk, "YES"; Mr. Munro, "YES"; Mr. Trombley, "YES" and Mr. Weisensel, "YES".

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CASE #847 ~ CONDITIONAL USE APPROVED WITH CONDITIONS AND UTILIZING 40 FOOT FRONT SETBACK.

New business: One new application was presented to the Board. Jay & I Kimberly Harmeyer, 1807 Pheasant Hills Drive, Loveland, Ohio 45140 requests a variance of 26 feet from the rear property line to allow for a 12 foot rear yard for the construction of storage buildings. Such property is located on the southeast side of Sycamore approximately 80 feet from Sylvan Drive and is addressed 541 Sycamore Ave., Miami Township. Area in acreage is 0.72 acres.

Mr. Loudermilk made a motion to accept this application as Case #848 and set it for public hearing on December 2, 2013 at 7:30 p.m., seconded by Mr. Munro with all voting "YES".

With no further business to come before the Board Mr. Munro moved to adjourn, seconded by Mr. Holbert with all voting "AYE".

The next regularly scheduled meeting will be Monday, December 2, 2013 at 7:30 p.m.

Respectfully submitted,

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Michael Weisensel, Vice Chairman

Jo Brotherton, Secretary

Sound reference

C: Zoning Board Members BZA & RZC  
Board of Trustees  
Director of Community Development  
Zoning Administrator  
Fiscal Officer  
File